



41 Langdale Road

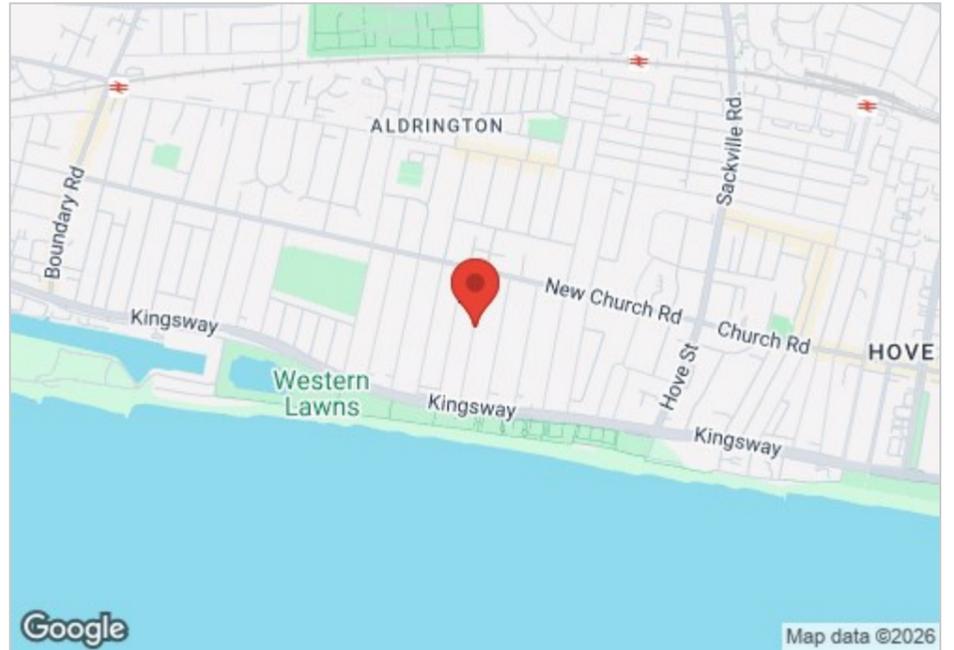
Hove, BN3 4HR

Guide price £1,400,000

A substantial 4/5 bedroom semi detached period home of considerable character, featuring a lovely mature walled rear garden and in a sought after location between New Church Road and Hove seafront.

This imposing bay fronted period home is within a short walk of most amenities such as the wide open spaces of Wish Park, convenient local amenities in Richardson Road with its distinctly "village" feel and bus services connecting with the City centre and mainline stations. This impressive home provides an abundance of light, generously proportioned and expansive living space arranged over two floors making this a particularly comfortable and versatile family home of significant proportions, compared to other houses in this road.

As you enter the large reception hallway you immediately experience a sense of grandeur and scale. The ground floor comprises of three reception rooms, including a 15'10 x 14'0 bay fronted living room and separate rear dining room which both feature open fireplaces, high ceilings and decorative mouldings. An attractive staircase leads to an exceptionally wide main landing with four large double bedrooms and two separate bathrooms, with the option of increasing the living space further by converting the loft space (STNPC). The property has been well maintained however now offers genuine potential for updating, enlargement and alteration to create a truly impressive home with significant living space to suit modern family living. There is private off road parking to the front and worthy of mention is the delightful mature walled rear garden. There is no chain involved with the sale and an early viewing is strongly recommended.



- Substantial bay fronted period home
- Light, spacious and expansive
- 3/4 reception rooms
- 2 separate bathrooms
- Lovely walled rear garden
- Sought after location just off Hove seafront
- Genuine potential for updating and expansion (STNPC)
- 4/5 double bedrooms
- Private off road parking
- No chain involved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
	EU Directive 2002/91/EC	
England & Wales		

LANGDALE ROAD

Approx. Gross Internal Floor Area = 195.65 sq m / 2105.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
1045.39 sq ft
(97.12 sq m)

FIRST FLOOR

Approximate Floor Area
1060.56 sq ft
(98.53 sq m)

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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

